

Minutes

Santee City Council Community Development Commission Santee Public Financing Authority

**Council Chambers
10601 Magnolia Avenue
Santee, California**

May 11, 2005

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:04 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair John W. Minto and Council/Commission/Authority Members Jack E. Dale and Brian W. Jones. Council Member Hal Ryan entered the meeting at 7:07 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Assistant to the City Manager Kathy Valverde, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl, Director of Human Resources Jodene Dunphy, Assistant to the Executive Director Pamela White, Santee Sheriff's Station Lt. Valerie Bickle, City Engineer Cary Stewart, City Clerk/City Commission Secretary Linda Troyan and Deputy City Clerk/Deputy Commission Secretary Patsy.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/ Executive Director/ Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Rick Schowalter from Carlton Hills Lutheran Church and the **PLEDGE OF ALLEGIANCE** was led by Dr. Alan Tuthill, Santee Park and Recreation Committee Chair.

PROCLAMATION: NATIONAL PUBLIC WORKS WEEK - MAY 15 – 21, 2005

Mayor Voepel presented the Proclamation to City Engineer Cary Stewart & Public Works Superintendent Lee Miller.

PROCLAMATION: May As Amyotrophic Lateral Sclerosis (ALS) Month

ADJOURN IN MEMORY: Nancy Wolff

Mayor Voepel proclaimed May as Amyotrophic Lateral Sclerosis (ALS) Month and presented the Proclamation and an Adjournment Certificate to the family and friends of Nancy Wolff who had ALS. Melton Levent from the ALS Association of San Diego was also present.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

City Clerk Troyan noted a Speaker Slip was submitted for Item 1F, therefore it should be removed from the Consent Calendar. Mayor Voepel reordered Item 9A to the Consent Calendar.

- (A) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) **Approval of Meeting Minutes:**
 - Santee City Council 4-27-05 Regular Meeting**
 - Community Development Commission 4-27-05 Regular Meeting**
 - Santee Public Financing Authority 4-27-05 Regular Meeting**
- (C) **Approval of Payment of Demands as Presented.**
- (D) **Adoption of Resolution Establishing Permanent “Stop” Signs on Stoyer Drive at Pike Road creating an “All-Way Stop” Intersection. (Reso 23-2005)**
- (E) **Authorize the Annual Renewal of the Contracts with CAM Services through Fiscal Year 2005/06 for Custodial Services for (1) City Offices and (2) Park Facilities; Approve Change Orders Not to Exceed 10% of the Total Contracts Amount or \$10,000, which ever is Less; and Direct the City Clerk to Record a Notice of Completion for the Contract Period Ending June 30, 2005.**
- (G) **Approve Contract Change order for TruGreen Landcare, Inc. in the Amount of \$60,000. (Relates to 9A)**
- (H) **Approval of Continued Emergency Contracting for Immediate Demolition of Vacant Buildings on City Property for the Forester Creek Improvement Project, CIP 2002-21.**

Reordered to Consent:

- (A) **Resolution Appropriating \$60,000 from the CDC Low and Moderate Income Housing Fund to Complete Street Frontage and Landscaping Improvements along Woodside Avenue South to Benefit the Shadow Hill Apartments Affordable Housing Project. (Relates to Item 1G) (Reso CDC 1-2005)**

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Agenda and Consent Calendar were approved as amended with all voting aye.

Removed from Consent:

- (F) **Authorize the Renewal of the Contract for Street Sweeping with Cannon Pacific Services, Inc. through Fiscal Year 2005/06 and Authorize the City Manager to Approve the One Remaining Renewal should the City opt to do so; Authorize the City Manager to approve change orders not to exceed 10% of the total Contract amount or \$10,000, which ever is less; and Direct the City Clerk to Record a Notice of Completion for the Contract Period Ending June 30, 2005.**

PUBLIC SPEAKERS: Sue Quigley requested the City actively promote its street sweeping services for better cleaning results.

Council Member Ryan suggested staff look into notifying citizens of the street sweeping schedule and services.

ACTION: After discussion, Vice Mayor Minto motioned to:

- authorized the City Manager to renew the Street Sweeping contract with Cannon Pacific Services, Inc. for FY 05/06, approve the FY 06/07 renewal option should the City choose to do so, and approve change orders not to exceed 10% of the total Contract amount or \$10,000, which ever is less; and
- direct the City Clerk to Record a Notice of Completion for the Contract period ending June 30, 2005

Council Member Jones seconded the motion, which carried with all voting aye.

2. PUBLIC HEARINGS:

- (A) **Public Hearing to Review the Draft 2005-2010 Consolidated Plan and Fiscal Year 2005-06 Action Plan and Authorizing the City Manager to Submit the Grant Application for Fiscal Year 2005-06 Community Development Block Grant (CDBG) Funds. (Reso 24-2005)**

The Public Hearing was opened at 7:22 p.m. Director of Finance McDermott presented the staff report.

PUBLIC SPEAKERS: None

ACTION: On motion of Vice Mayor Minto, seconded by Council Member Jones, the Public Hearing was closed at 7:23 p.m.; the 2005-2010 Consolidated Plan and Fiscal Year 2005-06 Action Plan was approved; and the Resolution authorizing the City Manager to submit the grant application was adopted with all voting aye.

- (B) **Public Hearing for Conditional Use Permit (P05-02) to Construct a 95,500 Sq. Ft. Self-Storage Facility on the North Side of Buena Vista Avenue between Railroad Avenue and Cottonwood Avenue in the Light Industrial Zone. Applicant: Dale Marquardt (Santee Self Storage) (Reso 25-2005)**

The Public Hearing was opened at 7:23 p.m. Director of Development Services Williford presented the staff report.

PUBLIC SPEAKERS: Speaking in Favor were Richard Terry; Sandra Schumsky; Matt Schumsky; Sandy Bramberg, Self Storage Partner; and Dale Marquardt, Applicant.

Council Member Ryan expressed concerns with Light Industrial businesses being in the middle of town instead of along the outer border.

ACTION: After discussion, on motion of Council Member Dale, seconded by Vice Mayor Minto, the Public Hearing was closed at 8:03 p.m.; the Negative Declaration was approved as complete and in compliance with the provisions of the CEQA; and the Resolution approving Conditional Use Permit P05-02 was adopted with all voting aye, except Council Member Ryan who voted no.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS:

(A) Appointment to Santee Park and Recreation Committee (Mayor Voepel)

Mayor Voepel stated that the SPARC Committee is comprised of two Alternate positions in addition to the Regular Members. With the recent resignation of a Regular Member, 1st Alternate Charles Hattaway moves to the Regular Member position and 2nd Alternate Angiolina Campo-Vasquez moves to the 1st Alternate position. He recommended James Dreisbach-Towle be appointed to fill the Second Alternate position.

ACTION: On motion of Mayor Voepel, seconded by Council Member Dale, James Dreisbach-Towle was appointed to fill the Second Alternate position on SPARC with all voting aye.

5. CONTINUED BUSINESS:

(A) Town Center Community Park Development Update. (Continued from April 27, 2005)

City Manager Till introduced the item, noting staff had focused on 3 different options Council may want to consider.

Lt. Valerie Bickle answered Council questions regarding the number of calls a similar facility in Poway had during the past year.

PUBLIC SPEAKERS: Ron Burner, representing the Santee Sports Council, supports the Option 2 concept but has concerns with alcohol sales near youth sports and the loss of use of two fields. Warren Savage, representing the Santee Chamber of Commerce, recommends Council support Option 2. Dan O'Brien, representing the Santee Chamber of Commerce, discussed the benefits of Option 2 and urged Council to support it.

MOTION: After Council discussion, Vice Mayor Minto motioned to adopt Option 2 as recommended by staff. The motion was seconded by Council Member Jones.

AMENDED MOTION: After further discussion, and at the recommendation of Council Member Dale, Vice Mayor Minto amended his motion to include establishing an ad hoc Committee to conduct further research and bring the information back to Council. Council Member Jones accepted the amendment. The motion failed with all voting no, except Vice Mayor Minto and Council Member Jones who voted aye.

MOTION: It was then moved by Council Member Ryan, seconded by Council Member Dale, to contact the Sports Park Operators who provided bids to see if they have an interest in providing the service without the alcohol sales aspect, and also to direct staff to move forward with Option 3 and bring back the options for a regular public park with some type of city-run restaurant. The motion failed with all voting no, except Council Members Dale and Ryan who voted aye.

Council Members continued to share their ideas and concerns.

MOTION: It was moved by Council Member Dale, and seconded by Mayor Voepel, to create an ad hoc Committee comprised of Vice Mayor Minto and Council Member Jones who will then meet with committee members from SPARC and the Santee Sports Council, to conduct further research and report the information back to Council.

Mayor Voepel called SPARC Chair Alan Tuthill and Santee Sports Council President Ron Burner to the podium and asked if they and a couple of members from their respective committees would be willing to meet with the ad hoc Committee. Both agreed.

After clarification of the motion, Mayor Voepel withdrew his second.

ACTION: Council Member Dale restated his motion as:

- (1) Direct City Attorney to contact County Counsel regarding grant stipulations concerning operation of a private business on the site, and
- (2) Create an ad hoc committee comprised of Vice Mayor Minto and Council Member Jones to meet with members of SPARC and the Santee Sports Council in order to conduct research and report back to Council regarding:
 - are there enough fields (according to sports groups) to meet the needs;
 - will the proposed facility meet community needs and if not, what changes could be incorporated;
 - is it possible to setup a non-profit to run the sports complex instead of a private business;
 - would the sports operators(bidders) still be interested if the sale of alcohol was removed from the proposal;
 - what if the facility was just a “regular” park, not the sports complex;
 - bring forward any other options not yet explored; and
 - table the public/private partnership option for now.

With a second from Council Member Ryan, the motion carried with all voting aye.

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

- (A) Sue Quigley expressed concerns with the timing and settings on traffic signals which appear to create more of a traffic jam.
- (B) Warren Savage informed Council that the Project Area Committee will conduct their last meeting in July and acknowledged its Members.

8. CITY MANAGER REPORTS: None

9. COMMUNITY DEVELOPMENT COMMISSION:
(Note: Minutes appear as Item 1B)

Note: Item 9A was reordered to Consent Calendar.

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

Council Members recessed at 9:36 p.m. and convened in Closed Session at 9:43 p.m. with all Members present.

12. CLOSED SESSION:

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code § 54956.8)

Property:

9311 - 9325 Mission Gorge Rd, APN# 383-124-43

9333 Mission Gorge Road, APN # 383-124-42

9337 Mission Gorge Road, APN# 383-124-44

9343 - 9349 Mission Gorge Road, APN# 383-124-45

9351 - 9355 Mission Gorge Road, APN# 384-320-01 & 384-320-02

9365 Mission Gorge Road, APN# 384-320-03

9369, 9389 Mission Gorge Road, APN# 384-320-10

9389 Mission Gorge Road, APN# 384-320-11

Agency Negotiator: City Manager

Negotiating Party: Sudbury Properties, Inc.

Under Negotiation: Price and Terms of Payment

Members reconvened in Open Session at 9:26 p.m. with all members present. Mayor Voepel reported that a report was received with no direction given.

13. ADJOURNMENT:

There being no further business, the meeting was adjourned in memory of Nance Wolff at 10:27 p.m.

Date Approved: May 25, 2005

/s/Patsy Bell
Patsy Bell, Deputy Commission Secretary
and for Authority Secretary Keith Till